

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Critical Areas Ordinance Update (Chapter 19.05 Port Townsend Municipal Code) and Limited Amendments to Shoreline Master Program
2. Name of applicant: City of Port Townsend

3. Address and phone number of applicant and contact person:

City Hall, 250 Madison Street, Suite 3
Port Townsend, WA 98368.
Contact: Judy Surber, Planning Manager

4. Date checklist prepared: March 20, 2018

5. Agency requesting checklist: City of Port Townsend

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission Hearing – April 12, 2018
City Council Review – April- May 2018
City Council Public Hearing - May 2018
Ordinance adopting the CAO GMA Periodic Update – May 2018
Ecology Review and Approval of limited SMP amendments – June-July 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The CAO update is part of the City's the State Growth Management Act (GMA) requires counties and cities to review and evaluate comprehensive plans and development regulations, and update them if necessary, according to the schedule established by RCW 36.70A.130. In October 2016, the City of Port Townsend adopted an updated comprehensive plan, which provides a framework of goals and policies, and limited amendments to Title 17 Zoning and Title 18 Land Division Ordinance. Review of the CAO identified necessary updates to incorporate Best Available Science (RCW 36.70A.172) and address issues found during implementation of the ordinance. Adoption of the Critical Areas Ordinance will complete the final phase of the state mandate periodic update under the Growth Management Act (GMA).

Also slated for adoption in 2018: Port Townsend is developing a comprehensive stormwater management plan to improve the operation of the city's existing system and anticipate future needs. Part of the stormwater management plan development includes review and evaluation of the City's current stormwater standards and manuals. The City's consultant, Parametrix, has prepared a technical memorandum comparing the City's current adopted stormwater guidance manual against subsequent revisions implemented by the Washington State Department of Ecology (Attached as Exhibit F and incorporated herein by this reference).

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following documents are incorporated by reference:

- Exhibit A: Environmental Checklist
- Exhibit B: Amendments to Chapter 19.05 PTMC in legislative format
- Exhibit C: Summary of Proposed Changes
- Exhibit D: Best Available Science Addendum, Herrera, May 23, 2017
- Exhibit E: Commerce Checklist Response to Periodic Update – Development Regulations

Exhibit F: Stormwater Management Plan Technical Memorandum, Parametrix,
December 7, 2017

Documents on file with the City of Port Townsend:

City of Port Townsend Environmentally Sensitive Areas Maps

2016 Growth Management Act Periodic Update -SEPA Determination of NonSignificance,
(LUP 16-037) issued on May 25, 2016

The Draft Port Townsend Comprehensive Plan and Draft Environmental Impact Statement (an integrated SEPA/GMA (Growth Management Act) document) issued on January 10, 1996 (referred to herein as the Comprehensive Plan DEIS).

2005 Best Available Science Review prepared by GeoEngineers: 2005

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are none.

10. List any government approvals or permits that will be needed for your proposal, if known.

- Commerce: A draft Critical Areas Ordinance prepared in legislative format (i.e., strike-out and underline) was sent to Commerce for review and comment in June 2017 and again in March of 2018 (Material ID # 24679).
- City Planning Commission will review public comment and conduct its own public hearing on April 12, 2018 (*anticipated*) and develop a recommendation to the City Council.
- City Council - A public hearing will be held before the City Council. Council adoption of the CAO update and limited amendments to the SMP is anticipated in May 2018.
- Ecology - Upon adoption by City Council, amendments will be forwarded to Ecology for review and adoption. The updated CAO will not become effective within shorelines jurisdiction until Ecology adopts the update.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Critical Areas Ordinance Update (Chapter 19.05 Port Townsend Municipal Code) and Limited Amendments to Shoreline Master Program – The State Growth Management Act (GMA) requires counties and cities to review and evaluate comprehensive plans and development regulations, and update them if necessary, according to the schedule established by RCW 36.70A.130. In October 2016, the City of Port Townsend adopted an updated comprehensive plan, which provides a framework of goals and policies, and limited amendments to Title 17 Zoning and Title 18 Land Division Ordinance. The intent of this update is to revise the CAO as necessary to incorporate Best Available Science and address issues found during implementation of the ordinance. Critical Areas include: wetlands, fish and

wildlife habitat conservation areas, geologically hazardous areas, critical aquifer recharge areas, and frequently flooded areas as required by statute; and critical drainage corridors as identified by the City. The City is not required to regulate Critical Drainage Corridors (CDCs) under the State Growth Management Act and may opt to move CDC regulations to PTMC Chapter 13.32 Stormwater Management Requirements. Critical Drainage Areas frequently overlap with designated critical areas (e.g. wetlands, frequently flooded areas, fish and wildlife habitat conservation areas). Where CDCs overlap with critical areas, the requirements that provide greater protection to critical areas shall apply.

The City proposes corollary limited amendments to the Shoreline Master Program Limited Amendments to update CAO reference. The proposal is a non-project action.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Amendments to the CAO and SMP have the potential to affect lands within incorporated limits of the City of Port Townsend, Washington.

B. Environmental Elements [\[HELP\]](#)

The City of Port Townsend, acting as lead agency, has excluded most of the environmental elements on Part B as they do not contribute meaningfully to the analysis of the proposal (WAC 197-11-960).

Additional information regarding existing conditions can be found in Exhibit D: Best Available Science Addendum, Herrera, May 23, 2017.

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This proposal is a non-project action and does not affect a specific site. Port Townsend's elevation ranges from sea level to nearly 300 feet above sea level. Steep slopes greater than 30% represent a relatively small percentage of the City's total acreage (0.7%, or 33 acres) and, in general, the terrain is suitable for development. A majority of Port Townsend's existing development has taken place in areas with slopes of less than 15%. Steep slopes include near vertical bluffs along the adjacent saltwater bodies. (A detailed description of the City of Port Townsend Planning Area can be found on page IV -1 of the 1996 Comprehensive Plan DEIS.) The planning area includes a variety of terrain and soil types. Soils reflect the region's geologic history. Townsend gravelly loam (Tnc) and Clallam gravelly sandy loam (CmC) are the predominant soil groups within the City. According to the City's Critical Areas maps, seismic hazard areas and unstable soils exist within the planning area.

As a non-project action, the proposal does not involve any development activities (e.g., filling, excavation, grading, impervious surfaces). Future specific development proposals within this project

area will be reviewed consistent with the provisions of the Comprehensive Plan and development regulations, including the City's Municipal Code and the Engineering Design Standards.

b. What is the steepest slope on the site (approximate percent slope)?

See 1a above.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. See 1a above.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. See 1a above.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Does not apply. This proposal is a non-project action and does not affect a specific site. Any future development will follow applicable City codes, the City Engineering Design Standards and any applicable State and Federal regulations. Future project level actions which are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC). Proposals within critical areas or their buffers will be reviewed for compliance with the City's Critical Areas Ordinance (CAO) (Chapter 19.05 PTMC).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. See 1e above.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? See 1e above.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: See 1 e above.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A - Adoption of the proposed amendments is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Port Townsend Paper Company pulp mill, located directly adjacent to the city limits, is a significant contributor of air pollutants and strong odors that impact portions of the city when winds are from the southwest.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A - Adoption of the proposed amendments is a non-project action.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

General: Port Townsend contains a variety of natural and human modified aquatic resources. These include Port Townsend Bay, Admiralty Inlet, the Strait of Juan de Fuca, and ponds, wetlands, and aquifers. Each of these features has its own hydrological functions as well as other important and sometimes competing functions, such as economic, recreational, wildlife and fisheries habitat, open space and aesthetic functions. For additional information, see Exhibit D. BAS Addendum and page IV -16 of the 1996 Comprehensive Plan DEIS.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does not apply. This proposal is a non-project action and does not affect a specific site. Any future development will follow applicable City codes, the City Engineering Design Standards and any applicable State and Federal regulations. Future project level actions which are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC). Proposals within critical areas or their buffers will be reviewed for compliance with the City's Critical Areas Ordinance (CAO) (Chapter 19.05 PTMC).

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. See 3a (2) above.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. See 3a (2) above.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. This proposal is a non-project action and does not affect a specific site. According to the FEMA Flood Insurance Rate Maps (existing and draft) and the City's Critical Areas maps, portions of the city lie within the special flood hazard area.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. See 3a (2) above.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This proposal is a non-project action and does not affect a specific site. Port Townsend residents are served by a municipal water supply sourced from the Big Quilcene and Little Quilcene Rivers. Potable wells are not permitted in the city limits. For additional

information, see Exhibit D. BAS Addendum and page IV -16 of the 1996 Comprehensive Plan DEIS.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This proposal is a non-project action and does not affect a specific site. Although a few remnant septic tanks exist in the city limits, most development is served by the City's municipal wastewater system. The Comprehensive Plan Capital Facilities Element provides an inventory of the existing system and sets a Level of Service of "a level that allows collection and treatment of peak wastewater flows and meets Department of Ecology criteria."

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a non-project legislative action, this proposal will not directly result in runoff collection or disposal. Future development would be subject to regulations in place at the time of application.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The proposal involves a non-project legislative action. Future development would be subject to regulations in place at the time of application. Under a separate but related action, the City of Port Townsend is developing a comprehensive stormwater management plan to improve the operation of the city's existing system and anticipate future needs. Part of the stormwater management plan development includes review and evaluation of the City's current stormwater standards and manuals. A technical memorandum has been prepared comparing the City's current adopted stormwater guidance manual against subsequent revisions implemented by the Washington State Department of Ecology (Ecology). (Exhibit F).

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal involves a non-project legislative action. As the City is developed, existing drainage patterns will be altered. For future activities within critical areas and their buffers, the draft CAO uses the ARC approach – Avoid, Reduce, Compensate. Development may not result in a net loss of the functions and values of the critical area impacted.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

For future activities within critical areas and their buffers, the draft CAO uses the ARC approach – Avoid, Reduce, Compensate. Development may not result in a net loss of the functions and values of the critical area impacted. All projects are subject to temporary erosion and sediment controls and stormwater quality and quantity standards as required by the Stormwater Management Manual adopted by the City and the Port Townsend Engineering Design Standards.

Under a separate by related action, the City of Port Townsend is developing a comprehensive stormwater management plan to improve the operation of the city's existing system and anticipate future needs. Part of the stormwater management plan development includes review and evaluation of the City's current stormwater standards and manuals. A technical memorandum has been prepared comparing the City's current adopted stormwater guidance manual against subsequent revisions implemented by the Washington State Department of Ecology (Ecology). (Exhibit F).

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

Deciduous tree: alder maple aspen **other:**

Evergreen tree: fir cedar pine **other:**

Shrubs Grass Pasture Crop/Grain

Wet Soil Plants: cattail buttercup bulrush
skunk cabbage **other:**

Water Plants: water lily eelgrass milfoil

Other: Port Townsend supports a diversity of native and non-native plants, including all the species listed above. Documented native and introduced tree species include: Ornamental Cherry, Ash, Norway Maple, Washington Hawthorne, Small Hornbeam, Lombardy Poplar, Monterey Cypress, Willow, various species of pine, Western Red Cedar, Douglas Fir, Western Hemlock, Alder, Cottonwood, Big Leaf and Vine Maple, and Madrona. Native shrubs, herbs, grasses and wetland plants also exist within the city limits.

b. What kind and amount of vegetation will be removed or altered? No vegetation would be removed as a result of the CAO update.

c. List threatened and endangered species known to be on or near the site.

The list of species that may occur includes: golden paintbrush

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: No vegetation would be removed as a result of the CAO update. Where mitigation is required for impacts to critical areas, the Critical Areas Ordinance gives preference to native plant species.

e. List all noxious weeds and invasive species known to be on or near the site.

This proposal is a non-project action and does not affect a specific site. Many noxious weeds and invasive species are present within the City limits including but not limited to Butterfly bush, Common reed, cordgrass, Himalayan blackberry, scotch thistle, scotch broom. European green crab monitoring is ongoing in Jefferson County.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

All the underline species exist within the City limits.

- b. List any threatened and endangered species known to be on or near the site.

Table 1. State and Federal Listing Status of Species Under the Jurisdiction of National Marine Fisheries Service and US Fish and Wildlife Service in City of Port Townsend.				
Species	State Listing Status	Federal Species Listing Status	Critical Habitat Designation	Location
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Sensitive	Species of Concern	Not designated	Mainly forested areas near shorelines
Coastal-Puget Sound Bull Trout (<i>Salvelinus confluentus</i>)	Candidate	Threatened – November 1, 1999 (64 FR 58909)	October 18, 2010, Revision (75 FR 63898)	Marine waters
Northern Steller Sea Lion, Eastern DPS (<i>Eumatopias jubatus</i>)	Threatened	Species of Concern (Eastern DPS delisted in 2013)	Not designated	Marine waters
Georgia Basin Bocaccio DPS (<i>Sebastes paucispinis</i>)	Candidate	Endangered – July 27, 2010 (75 FR 22276)	Not designated	Marine waters
Georgia Basin Canary Rockfish DPS (<i>S. pinniger</i>)	Candidate	Threatened – July 27, 2010 (75 FR 22276)	Not designated	Marine waters
Georgia Basin Yelloweye Rockfish DPS (<i>S. ruberimus</i>)	Candidate	Threatened – July 27, 2010 (75 FR 22276)	Not designated	Marine waters
Gray Whale (<i>Eschrichtius robustus</i>)	Sensitive	Not listed	Not designated	Marine waters
Hood Canal Summer-run Chum ESU (<i>Oncorhynchus keta</i>)	Threatened	Threatened – March 25, 1999 (63 FR 14507)	August 12, 2005 (70 FR 52630)	Marine waters

- c. Is the site part of a migration route? If so, explain.

The City of Port Townsend lies along and within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

As a non-project action, the proposal would not impact wildlife. The proposed critical areas regulations are meant to protect, enhance and aid in better management of Fish and Wildlife Conservation Areas utilizing Best Available Science as required by the Washington State law and the GMA.

- e. List any invasive animal species known to be on or near the site.

Local marine interest groups are considering the need to monitor for Zebra mussel and European green crab.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A. The CAO update is a legislative, non-project action. As such, the action does not have any energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. N/A. The CAO update is a legislative, non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A. The CAO update is a legislative, non-project action.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The CAO update is not anticipated to have any impact regarding Environmental health hazards. Contaminated soils do exist within the city limits. Clean-up of contaminated sites would be subject to applicable federal/state regulations. Future project level actions that propose use of any hazardous materials would be subject to Federal and State law and the City Building and Fire Codes.

- 1) Describe any known or possible contamination at the site from present or past uses.

As an Urban Growth Area, present and past uses include: auto repair facilities, gasoline dispensing facilities, dry cleaning, historical dump sites, underground storage tanks, industrial boat yard, and bulk oil dispensaries, etc. As of February 17, 2016, six sites are listed on the State Department of Ecology's Hazardous Sites List.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

See response under 7.a. (1) above.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. See response under 7.a. above.

- 4) Describe special emergency services that might be required.
None needed.

5) Proposed measures to reduce or control environmental health hazards, if any: None needed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A. The CAO update is a legislative, non-project action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. The CAO update is a legislative, non-project action.

3) Proposed measures to reduce or control noise impacts, if any: None needed.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The land uses within the City include residential, commercial, industrial, mixed-use, transportation, utility, institutional and open space.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

As an urban growth area, the City does not designate mineral, agricultural or forest resource lands. However, the Comp Plan and zoning allow a variety of agricultural uses in R-I and R-II that you would not normally see in cities with 5,000 and 10,000 square foot densities.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A. The CAO update is a legislative, non-project action.

c. Describe any structures on the site.

As an urban growth area, the City contains numerous buildings varying from residential to industrial.

d. Will any structures be demolished? If so, what?

N/A. The CAO update is a legislative, non-project action.

e. What is the current zoning classification of the site?

The City has the following zoning classifications:

Residential Designations:

Low Density: R-I (SF) up to 4 d.u. per acre (*i.e.*, 10,000 s.f. minimum lot size)

Medium Density: R-II (SF) up to 8 d.u. per acre (*i.e.*, 5,000 s.f. minimum lot size)

Medium Density: R-III (MF) a minimum of 10 units and a maximum of 16 units per 40,000 s.f. area

High Density: R-IV (MF) 24 units per 40,000 s.f. area

Mixed Use Designations:

Neighborhood-Serving Mixed Use Center C-I/MU with moderate density multi-family residential

Community-Serving Mixed Use Center C-II/MU with high density multi-family residential

Commercial Designations:

Neighborhood Commercial: C-I

General Commercial: C-II

Hospital Commercial: C-II (H)

Historic Commercial: C-III

Marine-Related and Manufacturing Designations:

Mixed Light Manufacturing and Commercial M/C

Light Manufacturing: M-I

Marine-Related Uses: M-IIA (Boat Haven)

Marine-Related Uses M-IIB (Point Hudson)

Heavy Manufacturing: M-III

Park & Open Space Designations:

- Existing Park & Open Space P/OS
- Potential Park & Open Space (overlay) P/OS(A)
- Mixed Public/Infrastructure/Open Space P/OS(B)

Other Designations:

- Public/Infrastructure P-I

Planned Unit Development (PUD) Designations:

- Residential R-PUD
- Mixed Use MU-PUD
- Commercial/Manufacturing CM-PUD

f. What is the current comprehensive plan designation of the site?

N/A. The CAO update is a legislative, non-project action. Once adopted, the CAO will apply to all activities within the city limits.

g. If applicable, what is the current shoreline master program designation of the site?

The City Shoreline Master Program classifies the following shoreline designations: Shorelines of Statewide Significance, Aquatic, Natural, Conservancy, Shoreline Residential, Urban, Historic Waterfront, Boat Haven, Point Hudson.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The planning area includes environmentally sensitive areas including geologically hazardous, frequently flooded and wetlands, aquifer recharge areas, and fish and wildlife habitat as required by state law. The City has also designated Critical Drainage Corridors.

i. Approximately how many people would reside or work in the completed project?

N/A. The CAO update is a legislative, non-project action.

j. Approximately how many people would the completed project displace?

N/A. The CAO update is a legislative, non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any: None needed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None needed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None needed.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, mid-dle, or low-income housing.

N/A. The CAO update is a legislative, non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A. The CAO update is a legislative, non-project action.
- c. Proposed measures to reduce or control housing impacts, if any: None needed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Not applicable. This non-project action will not directly result in construction of any new facilities.
- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable. This non-project action will not directly result in construction of any new facilities.
- e. Proposed measures to reduce or control aesthetic impacts, if any: None needed.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable. This non-project action will not produce light or glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None needed.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Port Townsend contains numerous parks providing both formal and informal recreational opportunities including but not limited to: Kah Tai Lagoon Nature Park, Port Townsend Golf Course, non-motorized trails linking neighborhoods, Port Townsend Bay, Larry Scott Memorial Trail, and the 433.5-acre Fort Worden State Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable. This non-project action will not directly impact recreational uses. Protection of critical areas and their associated buffers may indirectly benefit parks, recreation and open space.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None needed.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Port Townsend contains numerous national and state listed historic structures, with the highest concentrations occurring within the limits of the Port Townsend National Register Historic District. Fort Worden military reservation is a historic district designated as a National Historic Landmark and the Point Wilson Lighthouse is listed on the National Register of Historic Places. The Chinese Gardens is also a significant cultural landscape, but has not been designated as a local, state, or national historic site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

See 13a. above

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable. This non-project action will not directly result in impacts to cultural or historic resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None needed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable. This is a non-project action.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable. This is a non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. This is a non-project action.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). None.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No. This is a non-project action.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
None.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Not applicable. This is a non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any:
None needed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Not applicable. This non-project action will not directly result in the need for increased public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None needed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site (underlined):
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
The draft Comprehensive Plan Capital Facilities & Utilities Elements provide and inventory of the existing system and set level of service standards for water, sewer and transportation.
- f. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable. This is a non-project action.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project, legislative action, the proposed CAO Update would not add any development and thus would not pose any environmental hazards nor produce any emissions/noise. Please refer to the following checklist sections: 2. Air, 3. Water, 7. Environmental Health and Noise.

Proposed measures to avoid or reduce such increases are:

The proposed critical areas regulations are meant to protect, enhance and aid in better management of critical areas within an developing Urban Growth Area by utilizing Best Available Science as required by State law and the GMA.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project, legislative action, the proposed CAO Update would not affect plants, animals, fish or marine life. Please refer to Section B, Questions 4 and 5.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The proposed critical areas regulations are meant to protect, enhance and aid in better management of these types of natural resources within an developing Urban Growth Area by utilizing Best Available Science as required by State law and the GMA.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project, legislative action, the proposed CAO Update would not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The proposed critical areas regulations are meant to protect, enhance and aid in better management of specific types of natural resources within an developing Urban Growth Area by utilizing Best Available Science as required by State law and the GMA.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Highly unlikely.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed critical areas regulations are meant to protect, enhance and aid in better management of specific types of natural resources within an developing Urban Growth Area by utilizing Best Available Science as required by State law and the GMA. Protection of critical areas and their associated buffers may indirectly benefit parks, recreation and open space.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

As a legislative, non-project action the proposal would not encourage land or shoreline uses. The proposed critical areas regulations are meant to protect, enhance and aid in better management of specific types of natural resources within an developing Urban Growth Area by utilizing Best Available Science as required by State law and the GMA. Protection of critical areas and their associated buffers may indirectly shoreline resources.

Proposed measures to avoid or reduce shoreline and land use impacts are:

By their nature, the critical areas regulations will reduce impacts and ensure no net loss of critical area functions and values.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a legislative, non-project action the proposal would not be likely to increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are: None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The State Growth Management Act (GMA) requires counties and cities to review and evaluate comprehensive plans and development regulations, and update them if necessary, according to the schedule established by RCW 36.70A.130. The intent of this update is to revise the CAO as necessary to incorporate Best Available Science as required by State Law. Revisions improve consistency with State and Federal regulations.